135.0	0001	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,015,400 / 1,015,400
					USE VALUE:	1,015,400 / 1,015,400
					ASSESSED:	1,015,400 / 1,015,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		MORTON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STRATEMEYER ERIC GRANT
Owner 2:	PATEL PARUL
Owner 3:	
Street 1:	26 MORTON RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MC WILLIAMS IAN G & ANNE -
Owner 2:	-
Street 1:	26 MORTON RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,984 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1940, having primarily Wood Shingle Exterior and 2714 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6984.000	511,800		503,600	1,015,400
Total Card	0.160	511,800		503,600	1,015,400
Total Parcel	0.160	511,800		503,600	1,015,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 374.10 | /Parcel: 374.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 135.0-0001-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	511,700	0	6,984.	503,600	1,015,300	1,015,300	Year End Roll	12/18/2019
2019	101	FV	378,100	0	6,984.	472,100	850,200	850,200	Year End Roll	1/3/2019
2018	101	FV	378,100	0	6,984.	390,300	768,400	768,400	Year End Roll	12/20/2017
2017	101	FV	330,000	0	6,984.	358,800	688,800	688,800	Year End Roll	1/3/2017
2016	101	FV	330,000	0	6,984.	327,400	657,400	657,400	Year End	1/4/2016
2015	101	FV	322,200	0	6,984.	321,100	643,300	643,300	Year End Roll	12/11/2014
2014	101	FV	322,200	0	6,984.	298,400	620,600	620,600	Year End Roll	12/16/2013
2013	101	FV	322,200	0	6,984.	283,900	606,100	606,100		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MC WILLIAMS IAN	45712-153		7/27/2005		615,000	No	No		
	12927-176		1/27/1976		47,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/14/2016	453	Addition	225,000					2 story rear addit
9/25/2008	1185	New Wind	4,200					renovate sun porch
10/3/2000	778	Redo Bat	2,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
3/9/2017	Meas/Inspect	DGM	D Mann
11/11/2008	Meas/Inspect	163	PATRIOT
12/21/2005	MLS	HC	Helen Chinal
12/1/1999	Mailer Sent		
11/3/1999	Measured	256	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6984		Sq. Ft.	Site		0	80.	0.90	9									503,619						503,600	

Total AC/HA: 0.16033 | Total SF/SM: 6984 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 503,619 | Spl Credit | Total: 503,600

User Acct

86739

GIS Ref

GIS Ref

Insp Date

03/09/17

!10495!

PRINT

Date	Time
12/11/20	00:47:42

LAST REV

Date	Time
10/20/20	09:02:28

mmcmakin

PAT ACCT. 10495

USER DEFINED

Prior Id # 1:	86739
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.14117062
Const Adj.:	1.00989902
Adj $ / SQ:	144.058
Other Features:	121500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	573744
Depreciation:	61964
Depreciated Total:	511779

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	1

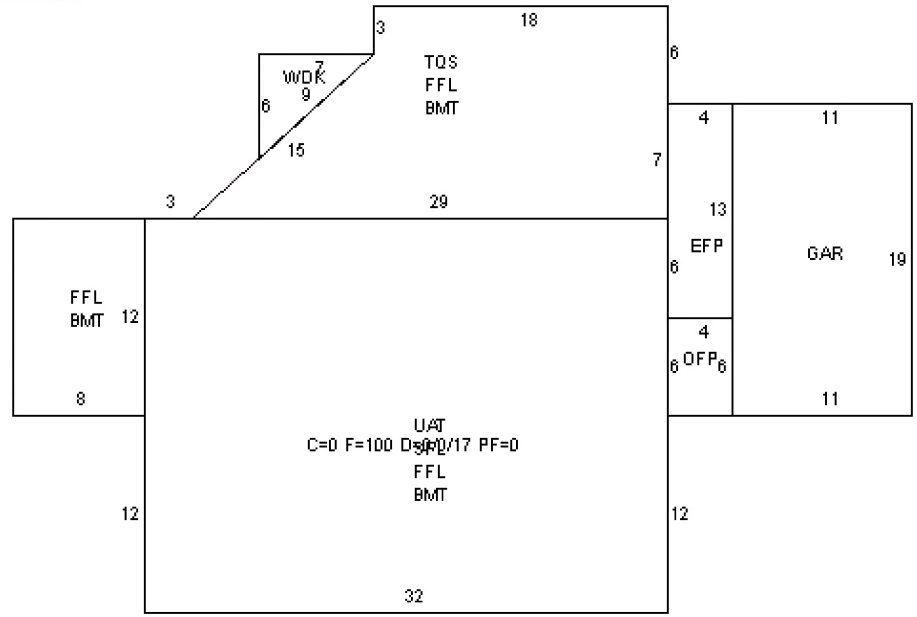
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2000
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	158.46
Special Features:	0	Val/Su Net:	135.04
Final Total:	511800	Val/Su SzAd	239.41

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,153	60.830	70,135
FFL	First Floor	1,153	144.060	166,099
SFL	Second Floor	768	144.060	110,637
TQS	3/4 Story	217	144.060	31,225
GAR	Garage	209	27.230	5,691
UAT	Upper Attic	192	57.620	11,064
EFP	Enclos Porch	52	73.320	3,813
OFP	Open Porch	24	44.440	1,066
	Net Sketched Area:	3,790	Total:	
Size Ad	2137.75	Gross Are	8525	FinArea 2714

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

135.0-0001-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	